104.0	0003	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	762,800 / 762,800
					USE VALUE:	762,800 / 762,800
					ASSESSED:	762,800 / 762,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		CHEROKEE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAROWELL LLC
Owner 2:	
Owner 3:	
Street 1:	1193 MASSACHUSETTS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BARR JOSEPH/ TRUSTEE -
Owner 2:	J REALTY TRUST -
Street 1:	9 REEVES RD
Twn/City:	BEDFORD
St/Prov:	MA Cntry:
Postal:	01730

NARRATIVE DESCRIPTION

This parcel contains .236 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Wood Shingle Exterior and 1944 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10300.000	252,500		510,300	762,800
Total Card	0.236	252,500		510,300	762,800
Total Parcel	0.236	252,500		510,300	762,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 392.39 | /Parcel: 392.39

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 66975

GIS Ref

GIS Ref

Insp Date 09/14/18

!8274!

PREVIOUS ASSESSMENT

Parcel ID: 104.0-0003-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	252,500	0	10,300.	510,300	762,800		Year end	12/23/2021
2021	101	FV	243,900	0	10,300.	510,300	754,200		Year End Roll	12/10/2020
2020	101	FV	243,900	0	10,300.	510,300	754,200	754,200	Year End Roll	12/18/2019
2019	101	FV	203,000	0	10,300.	510,300	713,300	713,300	Year End Roll	1/3/2019
2018	101	FV	202,900	0	10,300.	437,400	640,300	640,300	Year End Roll	12/20/2017
2017	101	FV	202,900	0	10,300.	408,200	611,100	611,100	Year End Roll	1/3/2017
2016	101	FV	202,900	0	10,300.	349,900	552,800	552,800	Year End	1/4/2016
2015	101	FV	190,400	0	10,300.	313,500	503,900	503,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:02:37

LAST REV

Date	Time
12/02/21	08:44:57
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8274

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BARR JOSEPH/ TR	1571-106	1	4/14/2021		900,000	No	No		
SLADE BARBARA W	1571-64	1	4/9/2021		768,000	No	No		
SLADE KENNETH H	1249-48		3/5/2002	Family		No	No		
	531-71		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	66975
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/18/2021	1610	New Buil	300,000	O				
10/18/2021	1609	Demoliti	5,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/23/2021	SQ Mailed	MM	Mary M
9/14/2018	MEAS&NOTICE	BS	Barbara S
4/7/2009	Meas/Inspect	163	PATRIOT
10/25/1999	Meas/Inspect	264	PATRIOT
8/1/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10300		Sq. Ft.	Site		0	70.	0.71	4									510,302						510,300	

Total AC/HA:	0.23646	Total SF/SM:	10300	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	510,302	Spl Credit		Total:	510,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:		31 %

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.34444439
Const Adj.:	0.99989998
Adj $ / SQ:	147.874
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	365975
Depreciation:	113452
Depreciated Total:	252522

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	2	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

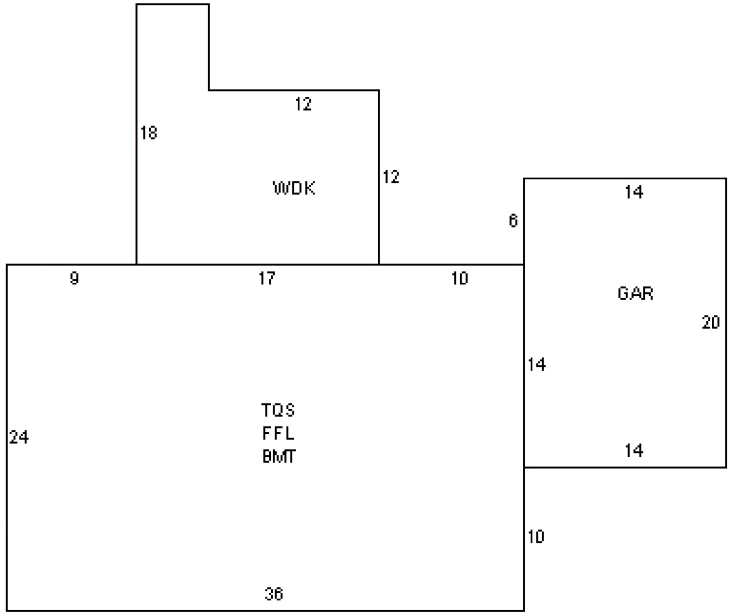
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	147.87
Special Features:	0	Val/Su Net:	87.37
Final Total:	252500	Val/Su SzAd	167.00

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	864	58.780	50,786
FFL	First Floor	864	147.870	127,763
TQS	3/4 Story	648	147.870	95,822
GAR	Garage	280	23.930	6,699
WDK	Deck	234	10.270	2,404

Net Sketched Area:	2,890	Total:	283,474
Size Ad	1512	Gross Area	3106	FinArea	1944
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

104.0-0003-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	